

Our File Number: 16-07246

Name: WAYNE CLONINGER AND WIFE, EVELYN CLONINGER, SIGNING PRO FORMA TO PERFECT LIEN ONLY

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 31, 2005, WAYNE CLONINGER AND WIFE, EVELYN CLONINGER, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR BANKERS FINANCIAL MORTGAGE GROUP, LTD, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2005-0073183, in Book 5932, at Page 01833, in the DEED OF TRUST OR REAL PROPERTY records of **COLLIN COUNTY, TEXAS**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 6, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **COLLIN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 23, BLOCK 6 OF CROSS BEND, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 70, MAP RECORDS, COLLIN COUNTY, TEXAS.

Property Address: 1605 WAGONWHEEL DRIVE  
PLANO, TX 75023

Mortgage Servicer: SETERUS, INC.

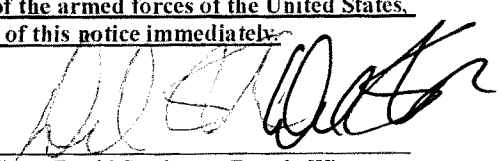
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


### **ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this 14<sup>th</sup> day of November, 2016.

  
Guy Wiggs, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Russell Stockman, Rick Snoke, Phillip Pierceall,  
Ross Bandy, Travis Kaddatz, Troy Robinett, Clay  
Golden, Frederick Britton, Robert Aguilar, Doug  
Rodgers, Evan Press, Mitch Jordan, Bob Dickerson,  
Craig Muirhead, Wendy Lambert, Matt Hansen,  
Terry Waters, Kristie Alvarez, Michelle Schwartz,  
Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

2016 NOV 14 PM 3:08  
FILED  
CLERK OF COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY